IN OR 1138/747
2002 CHNC DW/MH

**HUDSON SHILA**
543591 US HIGHWAY 1
CALLAHAN, FL 32011

**2025**

**17-2N-25-0000-0005-0070**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

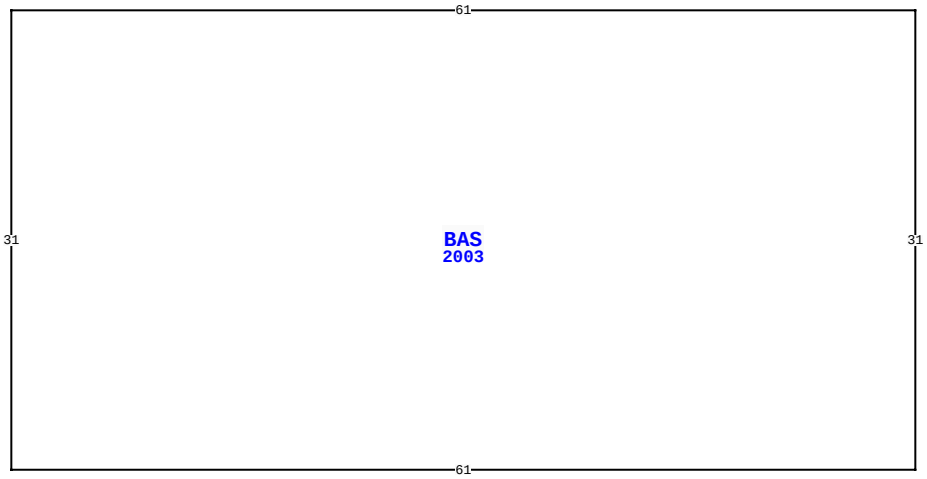
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,891 | 100 | 2003 | 1,891 | 103,462 |
| TOTALS | 1,891 | | | 1,891 | 103,462 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,891 | 119.2000 | 101.32 | 191,596 | 2002 | 2005 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2004 Heated Area: 1891 HX Base Yr 2004




543591 US HWY 1, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 103,462 |
| TOTAL MARKET OB/XF VALUE | | 13,703 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 214,665 |
| SOH/AGL Deduction | | 107,825 |
| ASSESSED VALUE | | 106,840 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 56,118 |
| TOTAL JUST VALUE | | 214,665 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 188,847 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4020 | MH MOVE-ON | 0 | 12/01/2002 |
| P6315 | NEW CONSTR | 0 | 12/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1138/0747 | 5/19/2003 | WD | U | I | 13 | 50,000 |

GRANTOR: G & H LAND DEVELOPMEN

GRANTEE: HUDSON SHILA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W61 S31 E61 N31$ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0752 | USP | 0 | 100 | 25 | 8 | 200.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 30 | 900 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 18 | 20 | 360.00 | SF | 35.00 | 35.00 | 100 | 2016 | 2016 | 3 | 78 | 9,828 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,703

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0004 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 97,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS